

January 13, 2005

**CEQA Initial Study - Environmental Checklist Form**  
(Based on the State CEQA Guidelines, Appendix G Rev. 10/98)

1. Project Number(s)/Environmental Log Number/Title:

GPA 03-05, R03-015, TM 5341RPL, P04-048, Log No. 04-19-007; Peaceful Valley Ranch

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666

3. a. Contact Donna Beddow, Planner  
b. Phone number: (858) 694-3656  
c. E-mail: [donna.beddow@sdcounty.ca.gov](mailto:donna.beddow@sdcounty.ca.gov)

4. Project location:

The project is located at the southeast corner of Campo Road and Melody Lane in the community of Jamul, in the unincorporated area of the County of San Diego.

Thomas Brothers Coordinates: Page 1292, Grid J/3

5. Project sponsor's name and address:

Peaceful Valley Ranch, LLC  
14131 Hillside Drive  
Jamul, CA 91935

6. General Plan Designation  
Community Plan: Jamul-Dulzura  
Land Use Designation: 17 – Estate Residential  
1 du/2, 4 acre(s)  
18 - Multiple Rural Use  
Density: 1 du/4, 8, 20 acre(s)
7. Zoning  
Use Regulation: A72 – General Agriculture  
Density: 0.125 or 0.5 du/1 acre(s)  
Special Area Regulation: none

8. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

The project proposes a Tentative Map, General Plan Amendment, Rezone and Major Use Permit. The project is an estate residential development consisting of 181.3 acres that will be subdivided into 51 total lots consisting of the following: 48 single-family residential estate lots (2 to 6 acre-lots); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. The existing ranch residence is to remain, however the caretaker residences, barns, and out buildings are to be removed. In addition, the organic farm (Good Faith Organic Farm – 5.5 acres) has abandoned operations. Access will be taken from Campo Road (SR 94) via Peaceful Valley Road (private road). A secondary emergency access (gated road) is proposed in the southeastern portion of the project that will connect to Campo Road (SR 94). Grading will be balanced and involves the cut and fill of 200,000 cubic yards. Maximum cut and fill slope ratios will be 2:1 with a maximum heights of 30 and 20 feet respectively. The San Diego Rural Fire Protection District requires a 100-foot fuel reduction zone around all structures and a 10-foot fuel reduction zone on both sides of roadways and/or driveways.

The public equestrian use (Lot 48) will include the boarding, breeding, training, and sales of specially trained horses. This operation will consist of two separate and distinct horse specialty areas: Hunter/Jumper trained horses and Polo horses. The equestrian facility is planned as a signature entry element and will be located adjacent to SR 94 at the entrance to the Peaceful Valley Ranch community. This facility is envisioned as a high-end boarding and training facility for arena type riding shows and events. The facility will include several barns to

accommodate up to 30 horses, several small paddocks for daily horse turn-outs, and an arena with jumps for training and horse show purposes. The facilities will also include an enclosed barn for feed storage, hot walker, bullpen, manure storage area, office area (approximately 200 square feet) and restrooms, caretaker residence, and parking area. Use of the public facilities will be limited to those boarding horses at the site.

The Polo Training Facility and Field (Lot 51) will be privately owned and operated for the main agribusiness purpose of acquiring thoroughbred horses that are unsuitable for racing. Those horses will be boarded and trained for polo play, and ultimately those horses will be made available for sale to the polo enthusiast. The polo facility will include several barns to accommodate up to forty polo ponies, paddocks for daily horse turn-out, and a regulation size polo field of (160 x 300 yards) plus run-on areas with a training track surrounding the polo field. Additional facilities include a bullpen, hot walkers, hay barn for feed storage, manure storage area, office area (approximately 200 square feet) and restrooms, caretaker residence, and parking area. Use of the private facilities will be limited to homeowners at Peaceful Valley Ranch (use of the polo field may also occasionally be offered for temporary special events, such as for community and local recreational league use).

A trail system is proposed that will traverse the site. The trail is proposed with an Irrevocable Offer of Dedication (IOD); and therefore will be dedicated to the County as a public trail. A main feature of the trail system will be that it runs parallel to and east of the main on-site drainage. The trail system will provide opportunities for recreational walking, hiking, and equestrian uses and will allow for future linkages to public off-site trails at the northerly and southerly property boundaries.

Both equestrian use areas will generally operate seven days per week, from approximately 8:00 a.m. to sunset (varying seasonally). Use of the public facilities will be limited to those boarding horses at the site. Use of the private facilities will be limited to homeowners at Peaceful Valley Ranch.

Peaceful Valley Ranch Road will provide access from SR 94 to the site in the northwest corner of the property. SR 94 is a Circulation Element Road and is classified as a Major Road on the County of San Diego Circulation Element within the project area. Peaceful Valley Ranch Road will be improved on-site, will be privatized and gated within the project site, but access rights will be preserved for the two residents who presently utilize the roadway to access their property.

The proposed private street alignments and grades within the Peaceful Valley Ranch site will generally follow the existing dirt roads. The proposed streets will require minimal grading, blending naturally into the topography of the site. Peaceful Valley Ranch Road and all other roads on-site will be paved with asphaltic concrete (AC) to a width of thirty-two feet (32') within a graded roadbed of forty feet (40'). The thirty-two feet improved width will accommodate one-lane of on-street parking. No curb, gutter or sidewalk are proposed (although concrete curbs are proposed where the street grade exceeds 7%). Bridle paths (10' width) are proposed along all interior roadways, with the exception of the roadway segment from SR 94 to the on-site gated entry. SR 94 will be improved along the project frontage to a one-half minimum graded width of fifty-four feet (54') with forty-four feet (44') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk with curb at forty-four feet (44') from centerline. Improvements will also include a 14-foot left turn lane for left turning movements from SR 94 to the project entrance. In addition, a 1000-foot segment of SR 94 north of the project site will be improved.

The project will utilize onsite sewage disposal systems (septic) for each lot and use. In addition, the Peaceful Valley Ranch project site is located entirely within and will be served by the Otay Water District (OWD), a member agency of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MWD). The westerly 28.85 acre portion of the subject property is within the OWD Improvement District No. 9 (ID 9), whereas the remainder 152.46 acre portion of the property will be required by the OWD to annex into ID 9. The westerly 28.85 acre portion of the project site is also within the SDCWA and MWD, with the remaining easterly portion outside the CWA's service area. Concurrent with the annexation of the 152.46-acre portion into the OWD ID9, the OWD will process the annexation of that portion of the project site into the SDCWA and MWD. The OWD conditionally approved the annexation request into the OWD ID 9 on September 3, 2003, and commenced the annexation process into the SDCWA and MWD.

The project has five existing wells. Two of these wells are not used because one has been capped and the other has been abandoned. The project does not propose to use groundwater for the residential lots. However, these wells will be used for non-potable purposes (horse stable).

The General Plan Amendment and Rezone propose to change the existing land use designation and zoning of the easterly 152.4 acres. The General Plan Amendment proposes to reclassify the land use designation from (18) Multiple Rural Use to (17) Estate Residential and the Rezone proposes a change in zoning from A72 (8) to A72 (2) General Agriculture for the portion of the project located on Assessors Parcel Numbers 597-050-13, 597-070-02, and 597-070-07.

The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

West of the project is the Jamul Indian Village and Cemetery, the Rural Fire Protection District fire station, agricultural dry farming, and open space as identified in the Otay Ranch Specific Plan. To the north are estate residential lots ranging from 1 to 4 acres that include equestrian uses. East of the project is the Rancho Jamul Estates consisting of low density, estate residential lots ranging from 2 to 3 acres in size that include equestrian uses. Directly south of the project is the Daley Ranch, a large expansive dedicated open space area under the jurisdiction of the California Department of Fish and Game (CDF&G). The surrounding topography consists of rolling hills to steep slopes. Elevation on site varies from 900 feet (AMSL) in the southwest to 1,000 feet (AMSL) in the northeastern portions of the site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<b><u>Permit Type/Action</u></b>	<b><u>Agency</u></b>
General Plan Amendment	County of San Diego
Rezone	County of San Diego
Tentative Map	County of San Diego
Grading Permit	County of San Diego
Major Use Permit	County of San Diego
Septic Tank Permit	County of San Diego
Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
1603 – Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB

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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> <a href="#">Aesthetics</a>                                 | <input checked="" type="checkbox"/> <a href="#">Agriculture Resources</a>              | <input checked="" type="checkbox"/> <a href="#">Air Quality</a>             |
| <input checked="" type="checkbox"/> <a href="#">Biological Resources</a>            | <input checked="" type="checkbox"/> <a href="#">Cultural Resources</a>                 | <input checked="" type="checkbox"/> <a href="#">Geology &amp; Soils</a>     |
| <input checked="" type="checkbox"/> <a href="#">Hazards &amp; Haz. Materials</a>    | <input checked="" type="checkbox"/> <a href="#">Hydrology &amp; Water Quality</a>      | <input checked="" type="checkbox"/> <a href="#">Land Use &amp; Planning</a> |
| <input type="checkbox"/> <a href="#">Mineral Resources</a>                          | <input checked="" type="checkbox"/> <a href="#">Noise</a>                              | <input type="checkbox"/> <a href="#">Population &amp; Housing</a>           |
| <input type="checkbox"/> <a href="#">Public Services</a>                            | <input checked="" type="checkbox"/> <a href="#">Recreation</a>                         | <input checked="" type="checkbox"/> <a href="#">Transportation/Traffic</a>  |
| <input checked="" type="checkbox"/> <a href="#">Utilities &amp; Service Systems</a> | <input checked="" type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |   |

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Donna Beddow  
Printed Name

\_\_\_\_\_  
January 13, 2005  
Date

\_\_\_\_\_  
Environmental Planner  
Title

## **INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance



**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways. Based on a site visit completed by Shannon Murphy on November 19, 2003, the proposed project is located near or within the viewshed of a scenic vista. The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying landcover, establish the visual environment for the scenic vista. The visual environment of the subject scenic vista extends from south of the project along SR 94 to the intersection of Melody Road with SR 94; and the visual composition consists of a combination of hillsides, gentle slopes with mountains as a backdrop, and several knolls located on the subject property, the Peaceful Valley Ranch property, and surrounding properties which disrupt direct views from private residences to east and north of the project from having direct views of the proposed fire station site. Existing mature trees are scattered in the project vicinity, which will also disrupt private views. Limited views are available from properties to the west of Campo Road, due to existing development and natural slopes on the Peaceful Valley Ranch property along Campo Road, which will limit views into the project site; and the visual composition consists of gently rolling hills and meadows; native vegetation including oak woodlands, Coastal sage scrub, and grasslands as well as dry oat farming; blue-line streams; and, prehistoric cultural resources. The visual composition also includes existing residential development to the north, east, and northeast, and the open space preserve located to the south of the Peaceful Valley Ranch property.

The proposed project is a major subdivision that will be subdivided into 48 single-family residential estate lots (2-6.2 acres); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. The project is compatible with the existing visual environment's in terms of visual character and quality for the following reasons: The proposed project is adjacent to Highway 94 (Campo Rd), which is a scenic highway at this location, a Third Priority Scenic Route. The project proposes a fire station lot and a public equestrian facility along Campo Road. Currently, the Rural Fire Protection District fire station is located immediately across Campo Road from its future location as Lot 49 of the

Peaceful Valley Ranch Tentative Map. The project proposes two residential lots adjacent to Highway 94; however, the house pads will be minimally visible from Campo Road due to the existing topography. The distance from Campo Road, natural vegetation, and topography will limit the views of the remaining residential lots for the project. The site does not need to be subjected to scenic corridor protection measures since there will be a less than significant adverse visual effect.

The project will not result in cumulative impacts on a scenic vista because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Project located within the scenic vista's viewshed and will not contribute to a cumulative impact for the following reasons: the subject property is zoned General Agriculture with a minimum lot size of 2 acres. The General Plan designation is Estate Residential with a density of 1 dwelling unit per 2, 4 acres based on slope and 1 dwelling unit per 4, 8, and 20 acres based on slope. The General Plan Amendment requested will change the density to one dwelling unit per 2, 4 acres for the entire project area. Therefore, an Estate Residential development was anticipated for the project site and is being proposed with this project. All lots are a minimum of 2 acres and 4 acres where the slope requires it. The project will be visually compatible with existing development in the area. Estate residential exists to the north, east, and northeast. The addition of this project will reinforce the existing character of the area. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from CalTrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by Shannon Murphy on November 19, 2003, the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line

of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The project site is located on the east side of Campo Road (SR 94) in the community of Jamul and is not near or adjacent to a State scenic highway. The project is located in an area of estate residential properties, agricultural operations, and the Jamul Indian Village casino is proposed on the west side of Campo Road across from this development project. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding area can be characterized as rural. The project site will blend and maintain the character of the surrounding development (large estate residential/equestrian operations) in terms of dominance, scale, diversity and continuity.

The proposed project is a 51-lot residential subdivision. The project is compatible with the existing visual environment's visual character and quality for the following reasons: the project proposes estate residential lots that are compatible in size with adjacent development to the north, east, and northeast. The project also proposes a Polo Training Facility and Field (Lot 51) that will be privately owned and operated. The lot will be located in the southern central portion of the project, adjacent to the open space area to the south. The existing Rural Fire Protection District fire station is currently located across Campo Road and will be relocated to Lot 48 of the proposed Peaceful Valley Ranch project. The project proposes similar uses in the area, by creating estate residential lots consistent in size to existing residential lots in the project area, as well as relocating the fire station, and proposing a public equestrian facility and polo training center, which are compatible uses found in an agricultural zone. Viewer response and perception of the project will be similar to the existing response and perception since the project proposes estate residential lots and equestrian uses. In addition, the fire station is already located in the immediate area and its relocation will reinforce the existing response and perception. The residential lots will not degrade the overall visual quality

because the house pads will not be located on steep slope lands and the project uses the flatter portions of the site for the proposed pads. The project does not propose landform modification that is considered significant. The undulating topography of the land will assist in that it minimizes the views of the proposed homes that will be located on the property. In addition, the majority of the lots are located on the far eastern portion of the property, which is over 1,700 feet from Campo Road. These lots will be viewed mostly by private viewers, rather than from the public roadways. The project will not degrade the visual environment because it proposes compatible uses that are consistent with the existing surrounding development (large estate residential/equestrian operations).

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Projects located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: The subject property is zoned General Agriculture with a minimum lot size of 2 acres. The General Plan designation is Estate Residential with a density of 1 dwelling unit per 2, 4 acres based on slope and 1 dwelling unit per 4, 8, and 20 acres based on slope. The General Plan Amendment requested will change the density to 1 dwelling unit per 2, 4 acres for the entire project area. Therefore, an Estate Residential development was anticipated for the project site and is being proposed with this project. All lots are a minimum of 2 acres and 4 acres where the slope requires it. The project will be visually compatible with existing development in the area. Estate residential exists to the north, east, and northeast. The addition of this project will reinforce the existing character of the area. The project, in combination with surrounding projects, is compatible in dominance, scale, diversity, and continuity and will not degrade the visual environment. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Less than Significant Impact:** The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115),

including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project conforms to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Moreover, the project's additional outdoor lighting and glare is controlled and limits light pollution to the project site or directly around the light source and will not contribute to a cumulative impact. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensure that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

**II. AGRICULTURE RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project has land designated as Unique Farmland and Farmland of Local Importance. Three agricultural uses have been identified with the proposed project site in recent times: an organic truck farm, dry farm, and stable. According to the Preliminary Biological Resources Map and Inventory, 101.8 acres are devoted to agriculture. Of this, 3 acres were leased to Good Faith Organic Farm of which 2.5 acres were cultivated. The Good Faith Organic Farm ceased operations and vacated the property in August 2004. A barn, corrals and irrigated pasture area encompass approximately 9.8 acres to the northwest, east and south of the organic farm fields. The remaining 90 acres (89.8) on the more sloping portions of the site and hillsides is used for dry land crops, particularly oat hay. The project site has been dry land farmed on a share crop basis for the past 15 years. The project proposes a 51-lot subdivision that includes two equine-related agricultural enterprises with emphasis placed on the boarding, breeding, training and sale of specially trained horses. Impacts to agricultural resources will be addressed in the context of an Agricultural Impact Study and within the EIR.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project site is zoned A-72 (General Agriculture), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because residential development is a permitted use in A72 (General Agriculture) zones and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

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- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project has land designated as Unique Farmland and Farmland of Local Importance. Three agricultural uses have been identified with the proposed project site in recent times: an organic truck farm, dry farm, and stable. According to the Preliminary Biological Resources Map and Inventory, 101.8 acres are devoted to agriculture. Of this, 3 acres were leased to Good Faith Organic Farm of which 2.5 acres were cultivated. The Good Faith Organic Farm ceased operations and vacated the property in August 2004. A barn, corrals and irrigated pasture area encompass approximately 9.8 acres to the northwest, east and south of the organic farm fields. The remaining 90 acres (89.8) on the more sloping portions of the site and hillsides is used for dry land crops, particularly oat hay. The project site has been dry land farmed on a share crop basis for the past 15 years. The project proposes a 51-lot subdivision that includes two equine-related agricultural enterprises with emphasis placed on the boarding, breeding, training and sale of specially trained horses. Impacts to agricultural resources will be addressed in the context of an Agricultural Impact Study and within the EIR.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes a 51-lot major subdivision that will require a Tentative Map, General Plan Amendment, Rezone, and Major Use Permit. The proposed project requires a General Plan Amendment that would increase density; therefore the proposed project is not in conformance with growth projections. As a result, the project may conflict with or obstruct implementation of the San Diego

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Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP) on a project or cumulative level. Impacts to air quality will be addressed in the context of an Air Quality Impact Analysis and within the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the County have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

**Less Than Significant Impact:** The project proposes a 51-lot major subdivision that will require a Tentative Map, General Plan Amendment, Rezone, and Major Use Permit. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 612 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook Section 6.2 and 6.3 for criteria



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pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Potentially Significant Impact:** Air quality emissions associated with the project include emissions of  $PM_{10}$ ,  $NO_x$  and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in  $PM_{10}$  and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook Sections 6.2 and 6.3. The vehicle trips generated from the project will result in 612 ADTs. The project will be required to conduct a traffic impact analysis, the results of which will be used to analyze cumulative air quality impacts. A discussion of this cumulative analysis will be included in the context of an Air Quality Impact Analysis and within the EIR.

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d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

**Less Than Significant Impact:** Based on a site visit conducted by Donna Beddow on November 19, 2003, no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) occur of the proposed project. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project could produce objectionable odors which would result from animal waste associated with the proposed equestrian center. An odor analysis shall be included in the air quality technical study. Therefore, any potential air quality impacts due to odor from the project must be analyzed in an Air Quality Analysis and discussed in the context of the EIR.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records the County's Comprehensive Matrix of Sensitive Species, and a biological study dated September 16, 2004, prepared by Helix Environmental Planning, Inc., the site has the potential to sustain several sensitive habitats, which support and have the potential to support endangered, threatened, or rare plant or animal species. A preliminary listing of the site's sensitive habitats include but is not limited to: Coast live oak woodland, Riparian woodland, Diegan coastal sage scrub, Diegan coastal sage scrub - disturbed, Southern mixed chaparral, and Non-native grassland. Sensitive species on-site include: Cooper's hawk, Bell's sage sparrow, Loggerhead shrike, Northern harrier, California horned lark, Red-shouldered hawk, Western bluebird, Great blue heron, San Diego viguiera, and San Diego sagewort.

Pursuant to the CEQA and State and Federal laws, impacts to listed, or otherwise rare species must be minimized and often avoided entirely. In order to evaluate these impacts, focused surveys must be completed during the appropriate time period for sensitive plant and wildlife species by biologist(s) with demonstrable knowledge in field detection of the subject species (focused surveys for Federally listed species shall be in compliance with USFWS protocol, when such protocol exists, and must be done by a USFWS permitted biologist).

It has been determined that the project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS. Therefore, based on the above information, all potentially significant adverse impacts, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats must be addressed in the context of the biological technical study and within the EIR.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records the County's Comprehensive Matrix of Sensitive Species, and a biological study dated September 16, 2004, prepared by Helix Environmental Planning, Inc., the site has the potential to sustain several sensitive habitats, which support and have the potential to support endangered, threatened, or rare plant or animal species. It has been determined that the proposed project site contains riparian habitats including blue-line streams, Coast live oak woodland, and Riparian woodland within the project boundaries.

It has been determined that the project may have a substantial adverse effect, either directly or through habitat modifications, on riparian habitats. Therefore, based on the above information, all potentially significant adverse impacts, including noise from construction or the project, to endangered, threatened, or rare plant or animal species or their habitats must be addressed in the context of the biological technical study and within the EIR.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The site has the potential to support wetland habitats. These sensitive habitats may be significantly impacted by the proposed project. Therefore, based on the above information, all potentially significant adverse impacts must be addressed in the context of the biological technical study and within the EIR.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Preliminary Biological Resources Report dated September 16, 2004 prepared by Helix Environmental, Inc., staff biologist Christine Stevenson has determined that the impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons: although the project site is adjacent to a large block of preserved land to the south, the remaining portions of the site lie adjacent to existing residential development. Therefore, the site does not link or provide a corridor between the off-site preserve and other preserved lands. The site contains areas with biological habitat that may provide nesting or breeding sites for wildlife. However, the habitats on-site are restricted to small areas interspersed by historic and current agricultural disturbances. Therefore, the land does not function as a significant native wildlife nursery site.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project site is located within the boundary of the Multiple Species Conservation Program (MSCP). Conformance with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO), will be analyzed within the EIR.

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**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego certified archaeologist, Brian Smith of Brian Smith and Associates on May 15 and June 3, 2003, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Archaeological Investigations at the Peaceful Valley Ranch Project, San Diego County, California", prepared by Brian Smith, dated June 30, 2004.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** An archaeological technical study entitled, "Archaeological Investigations at the Peaceful Valley Ranch Project, San Diego County, California", prepared by Brian Smith, dated June 30, 2004, evaluated the significance of the archaeological resources based on subsurface testing, analysis of recovered artifacts, and other investigations and has determined that there are archaeological resource(s) present that are significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. The loss of these resources may be considered significant pursuant to CEQA Section 15064.5 and may contribute to a potentially significant cumulative impact. Resources include Resource Processing Areas (CA-SDI-11051, CA-SDI-11052, CA-SDI-16671, CA-SDI-16672, CA-SDI-16673, CA-SDI-16674, CA-SDI-16676, CA-SDI-16677, and CA-SDI-16678) and Habitation (CA-SDI-11050).

Sites, CA-SDI-11051, CA-SDI-11052, CA-SDI-16671, CA-SDI-16672, CA-SDI-16673, CA-SDI-16674, CA-SDI-16676, CA-SDI-16677, and CA-SDI-16678 were tested and determined not Significant pursuant to the State of California CEQA Guidelines, Section

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15064.5. Moreover, because these resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact.

Site, CA-SDI-11050 Locus A was tested by John Cook of ASM in 1998. This site is a habitation site and was determined to be a significant resource pursuant to CEQA Section 15064.5. This resource was placed in an open space easement for its protection. However, a portion of the site located within the open space easement was impacted during the 2003 geological investigations for this project. The area of impact covers an area of approximately 6.75 square meters (4.5m x 7.5m x 0.1 m).

Based on the above information, all potentially significant adverse impacts to cultural resources including cumulative impacts must be addressed in the context of the cultural resources technical study and within the EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

**No Impact:** A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located on igneous rock and has no potential for producing fossil remains. Additionally, based on a site visit by Donna Beddow on November 13, 2004, no known unique geologic features were identified on the property or in the immediate vicinity.

d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

**No Impact:** The project site has been surveyed by a County certified archaeologist, Brian Smith, on May 15 and June 3, 2003, and it has been determined that there are archaeological resources present that could contain interred human remains. These resources include Resource Processing Areas and Habitation sites. An archaeological

extended study entitled, "Archaeological Investigations at the Peaceful Valley Ranch Project, San Diego County, California", prepared by Brian Smith of Brian Smith and Associates, dated June 30, 2004, included subsurface excavations. No human remains were discovered during the course of these excavations. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the project, the County will work with the appropriate Native Americans as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98 to ensure that all human remains will be appropriately treated or disposed of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC.

**VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  
Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. Staff has reviewed the project and has concluded that no other substantial evidence of recent (Holocene) fault activity is present within the project site. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

☐ Less than Significant Impact  
☒ No Impact



Discussion/Explanation:

**No Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The geology of the project site is identified as Cretaceous plutonic, Upper Jurassic and Lower Cretaceous marine and non-marine. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area is not located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

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b) Result in substantial soil erosion or the loss of topsoil?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Fallbrook sandy loam (FaD2, FaE2, FeE2), Ramona sandy loam (RaB, RaC2), Cineba rocky coarse sandy loam (CmE2), Cineba very rocky coarse sandy loam (CmrG), Vista rocky sandy loam (VvE), Placentia sandy loam (PeD2), and Tujunga sand (TuB) that have a soil erodibility rating of "moderate" **and/or** "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain or significant drainage feature; and will not develop steep slopes. Although wetlands bisect the property, they will be placed in open space and will not be developed.
- The project has prepared a Storm Water Management Plan dated September 2004, prepared by RBF Consulting. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site:

Treatment Control BMPs

- Vegetated Swales and/or Strips
- Hydrodynamic Stormwater Separators

Construction Phase BMPs

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Solid Waste Management</li><li>• Sanitary/Septic Waste Management</li><li>• Concrete Waste Management</li><li>• Hazardous Waste Management</li><li>• Liquid Waste Management</li><li>• Fiber Rolls</li><li>• Silt Fence</li></ul> | <ul style="list-style-type: none"><li>• Gravel Bag Berm</li><li>• Storm Drain Inlet Protection</li><li>• Stabilized Construction Entrance/Exit</li><li>• Paving and Grinding Operations Management</li><li>• Velocity Dissipation Devices</li><li>• Hydroseeding</li></ul> |
|---|--|

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- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact  
☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project will result in site disturbance and grading of 200,000 cubic yards. However, the project will not result in unstable geological conditions because the project has been reviewed by staff and it has been determined that no unstable geological conditions, either on-site or off-site will result from the action. The proposed project is consistent with the geological formations underlying the site. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Fallbrook sandy loam (FaD2, FaE2, FeE2), Ramona sandy loam (RaB, RaC2), Cineba rocky coarse sandy loam (CmE2), Cineba very rocky coarse sandy loam (CmrG), Vista rocky sandy loam (VvE), Placentia sandy loam (PeD2), and Tujunga sand (TuB). However, the project will not have any significant impacts because the project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves the placement of private on-site septic systems within each residential lot. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will be required to review the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." The EIR must identify if

the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project must comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

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Discussion/Explanation:

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

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- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project is adjacent to wildlands that have the potential to support wildland fires. The project may significantly increase the fire hazard if the project is unable to comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Both the San Diego Rural Fire Protection District (SDRFPD) and the Fire Coordinator have reviewed the proposed project design and have indicated that emergency access can adequately be provided by the emergency access road (gated) between Lots 1 and 49. In addition, a Fire Safety Master Plan has been prepared for the project to minimize the potential for damage resulting from wildfire. The Master Plan proposes a "shelter in place" design approach, and includes the use of fire-resistant building materials, location of fire hydrants, provision of adequate buffer zones around structures, and use of fire-resistant landscaping, among other similar design features. The project has a number of requirements that must be incorporated into the project design to ensure that the project will be in compliance with relevant Fire Codes. Compliance with all the fire



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requirements and specific details of the project's design consideration must be discussed in the context of the EIR.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** The project involves or supports uses that could potentially allow water to stand for a period of 72 hours (3 days) or more. Also, the project involves or support uses that will produce or collect animal waste, including equestrian facilities. Therefore, the project may expose people to significant risk of injury or death involving vectors. An Animal Waste, Fly, and Vector Control Plan (September 2004) identified measures for the storage and handling of animal waste and for the prevention of vectors including flies, mosquitoes, and rats. A condition of the Major Use Permit will include compliance with the measures outlined in the Animal Waste, Fly, and Vector Control Plan. All potentially significant adverse effects associated with vector hazards must be addressed in the context of the EIR and in the Animal Waste, Fly, and Vector Control Plan.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any waste discharge requirements?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project will develop 51 estate residential lots including public and private equestrian facilities on 181.3 acres that require an NPDES, State General Construction, and Section 401 permits. The project proposes grading activities on more than 1 acre that requires an NPDES Permit for Stormwater Discharges Associated with Construction Activities (General Permit No. CAS000002). The project applicant will provide a copy of their Notice of Intent (RWQCB requirement) that demonstrates their intent to comply with all requirements of this permit. In addition, the project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the

Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. The project is preparing Storm Water Management Plan to address urban and storm water runoff from the project site. This report must address the requirements of the County of San Diego pursuant to RWQCB Order No. 2001, NPDES Permit No. CAS0108758. This report will be included as a technical appendix to the EIR and water quality issues must be discussed in the EIR.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project lies in the Jamul hydrologic Subarea (910.33), within the Otay (910.00) hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, although portions of the Pacific Ocean at Coronado are impaired for coliform bacteria, no portion of the Otay River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the Otay watershed include coliform bacteria, trace metals and other toxic constituents. The project may result in an increase of pollutants for which the water body is already impaired and this potential increase must be discussed as a part of the EIR, SWMP and technical study for hydrology as appropriate.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

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Discussion/Explanation:

**Potentially Significant Impact:** The RWQCB has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The entire potential development area of the proposed project lies in the Jamul (910.33) Hydrologic Subarea, within the Dulzura Hydrologic Area (910.3) of the Otay Hydrologic Unit (910.00). According to the Clean Water Act Section 303(d) list, July 2003, beneficial uses for these water bodies are as follows: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; wildlife habitat; and, rare, threatened, or endangered species habitat. The project is not anticipated to create or contribute runoff water that would cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives; however, this cannot be determined with the current information available for the proposed project. As a result, applicable surface or groundwater water quality objectives must be discussed as a part of the EIR, SWMP and technical study for hydrology as appropriate.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact  |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact  |

Discussion/Explanation:

**Potentially Significant Impact:** The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. The project has five existing wells. Two of these wells are not used because one has been capped and the other has been abandoned. The project does not propose to use groundwater for the residential lots, however these wells will be used for non-potable purposes (equestrian operations). A technical study is required to evaluate all potential impacts to groundwater. This study will be included as a technical appendix to the EIR and groundwater issues must be discussed in the EIR.

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- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to construct a 51-lot major subdivision on 152 acres of undeveloped land. The project will create new drainage facilities as part of this development that could alter the drainage pattern of the site. This issue must be addressed in the project's Drainage Study. This report will be included, as a technical appendix to the EIR and hydrology issues must be discussed in the EIR.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to construct a 51-lot major subdivision on 152 acres of undeveloped land. The project will create new drainage facilities and increased runoff may be expected from the increase in impervious surfaces associated with this development. These issues must be addressed in the project's Drainage Study. This report will be included as a technical appendix to the EIR and hydrology issues must be discussed in the EIR.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

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Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to construct a 51-lot major subdivision on 152 acres of undeveloped land. The project will create new drainage facilities and increased runoff may be expected from the increase in impervious surfaces associated with this development. These issues must be addressed in the project's Drainage Study. This report will be included as a technical appendix to the EIR and hydrology issues must be discussed in the EIR.

h) Provide substantial additional sources of polluted runoff?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes the following potential sources of polluted runoff: construction activities, parking lots, fire station, and equestrian facilities including manure storage. The project will develop 152 acres of undeveloped land with a 51-lot major subdivision. Therefore, the project must discuss proposed site design measures and/or source control BMPs and/or treatment control BMPs to be employed to reduce potential pollutants in runoff to the maximum extent practicable and to ensure compliance with applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses in the context of the EIR and SWMP.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant:** No FEMA mapped floodplains were identified on the project site. However, drainage swales and a watershed greater than 25 acres were identified on the project site. The project is not proposing to place structures with a potential for human occupation within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.

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- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site contains drainage swales, creeks, which are identified as being 100-year flood hazard areas. However, the project is not proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

- i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

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ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**No Impact:** Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area is not located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, the project does propose land disturbance that will expose soils and the project is not located downstream from exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is a major subdivision that does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy 1.3 Estate Development Area (EDA) and General Plan Land Use

Designation (18) Multiple Rural Use. The applicant proposes to re-designate 152.7 acres of the eastern portion of property from EDA (18) Multiple Use Rural to EDA (17) Estate Residential through a General Plan Amendment. The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive.

The project is subject to the policies of the Jamul Dulzura Community Plan. The community plan encourages development which will retain the existing rural atmosphere. Residential goals include: lots that are a minimum of one acre, lots with imported water and on-site sewage disposal, new developments should provide equestrian trails. Agricultural goals state that agricultural activities should be encouraged where water and land resources are available. The circulation element of the community plan encourages a road design that is compatible with topography and landscape and minimizes grading, residential subdivisions shall incorporate asphalt berms in lieu of concrete curbs and gutters, retain dark skies. The recreation element encourages the establishment of improved recreational facilities. The proposed project is consistent with the policies of the Jamul Dulzura Community Plan. The current zone is A72 General Agriculture Use Regulation which requires a net minimum lot size 2 acres. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

Potential conflicts with the applicable land use plans, policies, or regulations associated with the proposed General Plan Amendments must be addressed within the extended study for Land Use and Planning and discussed within the context of the EIR.

**X. MINERAL RESOURCES** -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact



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Discussion/Explanation:

**Less Than Significant Impact:** Although the project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of undetermined mineral resources MRZ-3, staff has reviewed the site's geologic environment and has determined that the site is not located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned A72 (General Agriculture), which is not considered to be an Extractive Use Zone (S82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XI. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project may expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. Campo Road (SR 94), a major road, is located adjacent to the southern boundary of the project site. Based on the above information, all potentially significant adverse impacts, including noise from construction of the project, must be addressed in the context of the acoustical technical study and within the EIR.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |  |  |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact                            | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant Impact with Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a 51-lot subdivision where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are setback 200 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 200 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995). In addition, the setback ensures that the project will not be affected by any past, present or future projects that may support sources of groundborne vibration or groundborne noise.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** It has been determined that the project may have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. All potentially significant adverse impacts, including noise from construction of the project, must be addressed in the context of the acoustical technical study and within the EIR.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** It has been determined that the project may have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. Construction activities required for the proposed development are likely to cause substantial temporary or periodic increases in the ambient noise levels in the project vicinity. Based on the above information, all potentially significant adverse effects impacts, including temporary or periodic increases in noise from construction or the project, must be addressed in the context of the acoustical technical study and within the EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

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- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within two miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes an estate residential development consisting of 181.3 acres that will be subdivided into 48 single-family residential estate lots; a 3.7 acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street

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lots. However, this physical and regulatory change will not induce substantial population growth in an area due to the following: (1) the extension of sewer is not proposed since the project will be septic systems; (2) the roadway system proposed by the project is internal and will not initiate the development of adjacent lands; (3) the adjacent lands to the north, northeast, and east are currently developed as residential while the property to the south is a dedicated open space area that will not be developed; and (4) the project proposes a General Plan Amendment from (18) Multiple Rural Use (which requires lots sizes of 4, 8, and 20 acres depending on slope) to (17) Estate Residential (which requires lots sizes of 2 and 4 acres depending on slope). The amendment will increase the potential number of lots located in the eastern 151.46 acres of the project site. The overall potential number of lots permitted with the General Plan Amendment for the entire project site would be 90 dwelling units. The current General Plan designations will permit a maximum of 53 dwelling units. The project proposes 48 dwelling units, which is less than the existing maximum permitted under the current General Plan designation and less than the maximum permitted with the General Plan Amendment. Therefore, the proposed project will not increase the residential development that is currently permitted by the Zoning Ordinance or General Plan and the project will not induce substantial population growth in an area.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The property currently has one residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of 48 single-family dwellings will exist when the lots are developed.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless  
Mitigation Incorporated

- ☐ Less than Significant Impact  
☒ No Impact

Discussion/Explanation:

**No Impact:** The property currently has one residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of 48 single-family dwellings will exist when the lots are developed. Therefore, the proposed project will not displace a substantial number of people.

**XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated

- ☒ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: Grossmont Union High School District, Jamul-Dulzura Union School District, San Diego Rural Fire Protection District, and the Otay Water District. The service letters are based on the project's ability to meet the requirements set by these agencies. The schools indicate that the project is eligible for service. The San Diego Rural Fire Protection District is requiring 100 feet of clearing around all structures, hydrants to be installed every 350 feet, proposed gates to be key activated, proper signage for all roads within the project, and annexation into a funding strategy for adequate fire protection and emergency medical services within the Fire District. In addition, a Fire Protection Management Plan was prepared for the project that includes built-in fire protection measures such as fire sprinklers, non-combustible siding, and class "A" roof design. The Otay Water District indicates the project is in the district and that facilities to serve the project are reasonably expected to be available within the next five years. The project is accessed by Campo Road/Highway 94, which is an existing public road and

an emergency gated access is provided adjacent to the fire station lot; therefore, emergency access is adequate.

#### **XIV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

#### **Discussion/Explanation:**

**Less Than Significant Impact:** The project involves a residential single-family subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay fees in lieu of parkland dedication. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in any cumulatively considerable deterioration or accelerated deterioration of regional

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recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☒ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project involves new recreational facilities. The new facilities include a 6.7-acre public equestrian facility; a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo and a recreational trail system. Therefore, the construction of recreational facilities may have an adverse physical effect on the environment and must be addressed within the appropriate technical studies and analyzed in the EIR.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. The project is expected to generate approximately 660 ADT. All potentially significant impacts must be addressed in the context of the traffic impact assessment and within the EIR.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?



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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. The project is expected to generate approximately 660 ADT. All potentially significant impacts must be addressed in the context of the traffic impact assessment and within the EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. The project is expected to generate approximately 660 ADT and will require road improvements to Campo Road (SR 94) and new roads within the proposed development. All potentially significant impacts must be addressed in the context of the traffic impact assessment and within the EIR.

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e) Result in inadequate emergency access?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant:** The proposed project will not result in inadequate emergency access. The Rural Fire Protection District has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. As part of this review, the project has prepared a Wildlife Safety/Vegetation Management Master Plan. Furthermore, the proposed roadway system will be required to be improved to County standards. Therefore, there the project will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance. Parking requirements for the public and private equestrian facilities are yet be determined but must meet the requirements of the Section 6758 as well. These requirements will be identified within the EIR.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

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Discussion/Explanation:

**Less Than Significant:** The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will be required to review the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." The EIR must identify if the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

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Discussion/Explanation:

**Potentially Significant Impact:** The project involves new and expanded water facilities. The new and expanded facilities include the extension of water lines along the eastern boundary of the project from a water main located off-site. These new and/or expanded facilities may result in adverse physical effect on the environment. Potential environmental impacts must be addressed within the appropriate technical studies and analyzed in the EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Implementation of the project will result in the new construction or expansion of storm water drainage facilities to convey runoff through or around the project site. Potentially significant impacts could result from an increase of urban runoff reaching Lower Otay Reservoir. These potentially significant impacts must be addressed in the project's Storm Water Management Plan and EIR.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. The Peaceful Valley Ranch project site is located entirely within and will be served by the Otay Water District (OWD), a member agency of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MWD). The westerly 28.85-acre portion of the subject property is within the OWD Improvement District No. 9 (ID 9), whereas the remainder 152.46-acre portion of the property will be required by the OWD to annex into ID 9. The

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westerly 28.85-acre portion of the project site is also within the SDCWA and MWD, with the remaining easterly portion outside the CWA's service area. Concurrent with the annexation of the 152.46-acre portion into the OWD ID9, the OWD will process the annexation of that portion of the project site into the SDCWA and MWD. The OWD conditionally approved the annexation request into the OWD ID 9 on September 3, 2003, and commenced the annexation process into the SDCWA and MWD. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

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g) Comply with federal, state, and local statutes and regulations related to solid waste?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to biology and cultural resources.

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The project is required to prepare an EIR that shall address all direct, indirect, and cumulative impacts on biological and cultural resources.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. The project is required to prepare an EIR that shall address all direct, indirect, and cumulative impacts.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Air Quality, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation and Traffic. The project is required to prepare an EIR that shall address all direct, indirect, and cumulative impacts on effects on humans.

## **XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

### **AESTHETICS**

California Street and Highways Code [California Street and Highways Code, Section 260-283.  
(<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283.  
(<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910.  
([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances.  
([www.amlegal.com](http://www.amlegal.com))

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).  
(<http://www.fcc.gov/Reports/tcom1996.txt>)

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(<http://www.dark-skies.org/ile-gd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997.  
([www.intl-light.com](http://www.intl-light.com))

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003.  
([www.lrc.rpi.edu](http://www.lrc.rpi.edu))

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA.  
(<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.  
([www.blm.gov](http://www.blm.gov))

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System.  
(<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

### **AGRICULTURE RESOURCES**

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Farmland Conservancy Program, 1996.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Land Conservation (Williamson) Act, 1965.  
([www.ceres.ca.gov](http://www.ceres.ca.gov), [www.consrv.ca.gov](http://www.consrv.ca.gov))

California Right to Farm Act, as amended 1996.  
([www.qp.gov.bc.ca](http://www.qp.gov.bc.ca))

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. ([www.sdcountry.ca.gov](http://www.sdcountry.ca.gov))

United States Department of Agriculture, Natural Resource Conservation Service LESA System.  
([www.nrcs.usda.gov](http://www.nrcs.usda.gov), [www.swcs.org](http://www.swcs.org))

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))

### **AIR QUALITY**

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. ([www.aqmd.gov](http://www.aqmd.gov))



County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

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California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. ([www.dfg.ca.gov](http://www.dfg.ca.gov))

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. ([www.amlegal.com](http://www.amlegal.com))

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County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

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Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), California Department of Forestry and Fire Protection (CDF), San Diego County Fire Chief's Association and the Fire District's Association of San Diego County.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5<sup>th</sup> Dist. 1995) 33 Cal.App.4<sup>th</sup> 144, 155-159 [39 Cal. Rptr.2d 54]. ([www.ceres.ca.gov](http://www.ceres.ca.gov))

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U.S. Environmental Protection Agency. America's wetlands: our vital link between land and water. Office of Water, Office of Wetlands, Oceans and Watersheds. EPA843-K-95-001. 1995b. ([www.epa.gov](http://www.epa.gov))

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Habitat Conservation Planning Handbook. Department of Interior, Washington, D.C. 1996. ([endangered.fws.gov](http://endangered.fws.gov))

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Conducting Consultation and Conference Activities Under Section 7 of the Endangered Species Act. Department of Interior, Washington, D.C. 1998. ([endangered.fws.gov](http://endangered.fws.gov))

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U.S. Fish and Wildlife Service. Vernal Pools of Southern California Recovery Plan. U.S. Department of Interior, Fish and Wildlife Service, Region One, Portland, Oregon, 1998. ([ecos.fws.gov](http://ecos.fws.gov))

U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002. ([migratorybirds.fws.gov](http://migratorybirds.fws.gov))

## CULTURAL RESOURCES

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California Health & Safety Code. §7050.5, Human Remains. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code §5024.1, Register of Historical Resources. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5031-5033, State Landmarks. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Public Resources Code. §5097.9-5097.991, Native American Heritage. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

City of San Diego. Paleontological Guidelines. (revised) August 1998.

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Protection Act (16 USC §470aa-mm) 1979. Native American Graves Protection and Repatriation Act (25 USC §3001-3013) 1990. Intermodal Surface Transportation Efficiency Act (23 USC §101, 109) 1991. American Battlefield Protection Act (16 USC 469k) 1996. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

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